



WESTMORELAND STATE PARK  
1650 Park Road  
Montross, VA 22520-9717

# WESTMORELAND STATE PARK

## MASTER PLAN

### EXECUTIVE SUMMARY

#### 2011 UPDATE



**Department of Conservation and Recreation**  
Division of Planning and Recreation Resources  
203 Governor Street  
Richmond, Virginia 23219

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*Reviewed by the Board of Conservation and Recreation on December 15, 2011.*

**Approved:**

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David A. Johnson, Director  
Department of Conservation  
and Recreation

December 20, 2011  
Date



**Department of Conservation and Recreation**  
Division of Planning and Recreation Resources  
203 Governor Street  
Richmond, Virginia 23219

## **WESTMORELAND STATE PARK MASTER PLAN EXECUTIVE SUMMARY**

### **2011 Update**

The Westmoreland State Park Master Plan Executive Summary is an update to the official unabridged master plan document adopted in 2006 by the Department of Conservation and Recreation (DCR). It is the most recent five-year review as described in §10.1-200.1 of the *Code of Virginia*. This master plan update is intended to set forth a clear vision for the future (based on phased development), while fulfilling the narrative text requirements of Chapter IV of the Virginia Capital Outlay Manual. It outlines the desired future condition for Westmoreland State Park when it is fully developed.

Located along the cliffs of the Potomac River in the Northern Neck Planning District, the park is an hour and a half from Washington, D.C., and populous Northern Virginia. There are potential challenges of overuse and crowded conditions, which may require management actions to protect the resources and the quality of the park experience.

Westmoreland State Park is named for the county in which it is located, which in turn was named for a County in England. The park is rich in history, with its lands once owned by some of the most prestigious and influential families of their time. The geologic formations of the park draw thousands of visitors annually to search for fossilized evidence of Westmoreland's past. The historical significance of the site and its access to the Potomac River made Westmoreland State Park an important addition to the State Park system.

Westmoreland State Park officially opened on June 15, 1936 as one of the original six Virginia State Parks. It was developed along with five other state parks by the CCC to create the original Virginia State Park system. Today, Westmoreland continues to offer quality recreational opportunities on almost 1,321 acres along the Potomac River. Management activities focus on the conservation and protection of the natural, historic, and cultural resources within the park. Westmoreland was listed on the National Register of Historic Places in 2005 as a historic district.

This 2011 update places value on connecting Westmoreland State Park to other resources in the community. Westmoreland State Park is located near the birthplaces of George Washington (Wakefield) and Robert E. Lee (Stratford Hall) in the historic Northern Neck of Virginia. The Potomac River provides connectivity opportunities through the Potomac Heritage National Scenic Trail, the Captain John Smith Chesapeake National Historic Trail and the Star Spangled Banner National Historic Trail. Cat Point Creek Blueway and Chandler's Mill Fishing Pond offer other recreational offerings in the area. Caledon Natural Area and Chotank State Natural Area Preserve are located on the Potomac in nearby King George County. The Northern Neck Heritage Trail passes by the park on Route 3. The Rappahannock River Valley National Wildlife Refuge has several sites in the area. Scenic roads in close proximity to the park include portions of Routes 3, 204, 214 and 622. Potential partnership opportunities exist with wineries in the area, including Ingleside and Hummel Vineyards. The park is listed as a site on the Department of Game and Inland Fisheries' Birding and Wildlife Trail. The Westmoreland State Park Regional Connectivity Map is an attachment to the full Master Plan

document.

Westmoreland State Park received Federal Land and Water Conservation Funds (LWCF) in 1978 and 2006 to develop facilities within the park. In compliance with the LWCF Act of 1965 and amendments thereto, the Commonwealth of Virginia is required to maintain (this park) for public outdoor recreation in perpetuity.

The following table shows annual park visitation for the past 10 years, it reflects that attendance has been fairly stable the past three years.

2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
68,323	114,816	125,175	83,503	69,077	80,858	85,915	118,491	126,483	123,486

In 2010 Westmoreland State Park had 123,486 visitors to the park; 72,716 were overnight guests, while 50,770 were day use visitors. With this level of visitation, it is estimated that the park had an economic impact on the local economy of approximately \$6,266,020.00. Master Plan recommendations designed to increase the number of visitors and improve the visitor experience, once implemented, should have a further positive impact on the community's economic vitality.

In preparing the 2006 Westmoreland State Park Master Plan, meetings were held with park staff and a Master Plan Advisory Committee comprised of area citizens, local government officials, and organizational representatives interested in the park's future. Park resource maps were discussed at the advisory committee meetings and the first public meeting. A second public meeting described the planning process and the proposed developments that resulted from the advisory committee process. At both of the public meetings, attendees were given the opportunity to provide comments. Park goals and objectives were derived from meetings with the citizen advisory committee, input from public meetings, and other sources, they served as the guiding force for the writing of the 2006 plan and still guide the master plan process.

As a part of the 2011 master plan update, the 2006 park master plan was reviewed. It was determined that no significant changes occurred to warrant a full revision of the master plan. The goals and objectives and the desired future condition of the park have not changed since adoption of the 2006 plan. The phased development plan and costs have been revised to reflect projects that have been completed since 2006, and the park staffing and operations costs data have been also updated to reflect current and projected conditions.

The adopted park purpose statement is stated below:

***“The purpose of Westmoreland State Park, located in the historic Northern Neck of Virginia, is to conserve and interpret, in perpetuity, the park’s natural and cultural resources, while providing opportunity for traditional recreational pursuits on and along the Potomac River in this CCC era park.”***

Westmoreland State Park offers many land and water related activities including swimming, hiking, picnicking, fishing, camping, and boating. An Olympic size pool, accessible fishing pier, children's playground, boat launching facilities, concession area, campground, cabins, and a Visitor Center are available. The Potomac River Retreat, located on the sandy beach of the Potomac, is available for reunions, retreats, or just a get-away. The park conference center is available for meetings and

workshops.

Park improvements since the 2006 Master Plan include the renovation of the conference center (Murphy Hall), construction of a LEED certified Visitor Center, completion of stabilization and erosion control measures on beach and park cliff, and development of a hike/bike trail connecting park amenities to the historic Route 3 corridor.

This 2011 master plan update represents both new facilities and improvements to existing facilities. New facilities at this park should be designed and built with consideration to the original CCC design and layout of facilities. To the greatest extent possible, Virginia State Parks strives to meet the requirements of the Americans with Disabilities Act (ADA) Standards. All future phases of park construction will be developed in an environmentally sensitive manner. Building and site design will implement green energy standards using energy-efficient and sustainable materials and process to the greatest extent possible. These facilities will be carefully sited to minimize impacts to the views of the park from the adjacent lands and water bodies. Development activities will comply with the requirements set forth by the Department of Conservation and Recreation's Best Management Practices (BMP) Handbook for Erosion and Sediment Control in order to protect water quality.

Additional land acquisition is recommended to enhance park offerings, buffer the park from inappropriate development and/or protect valued viewsheds. All proposed land acquisition will only be negotiated with willing property owners. The placement of conservation easements on adjacent property to preserve the natural resources, cultural landscapes and scenic resources in close proximity to the park is encouraged. In working cooperatively with neighboring landowners, the park will be enhanced and protected over time.

The proposed developments for Westmoreland State Park are presented in priority order. Completion of all of the projects in this list will represent total build-out (completion of the master plan) and covers a 20-year timeframe.

## **PHASE I**

Renovate old park office as office space supplemental park staff.  
Renovate former office at Potomac Retreat for seasonal staff housing.  
Acquire and install Visitor Center exhibits  
Erect playground near Swimming Pool/Picnic Area  
Pave roads in Campgrounds B and C, and Cabin Areas  
Construct Contact Station and Welcome Center  
Expand existing Fishing Pier and improve accessibility  
Improve Boat Launch Area  
Repurpose Boat House as a comfort station  
Upgrade Campsites with water/electric and renovate Bathhouses at Campground A&B  
Renovate Bathhouse at Campground C  
Construct Canoe-in Campsites (4 sites)  
Utilities – underground wires and backup source of electricity  
Construct staff residences (2)  
Renovate existing staff residences (2)  
Enhance existing trails to hike/bike trails and add an accessible loop  
Stabilize shoreline erosion at designated beach areas  
Stabilize cliff erosion below cabins 19-25, Visitor Center and other designated areas

Develop trail linkages with local sites and area long distance trails  
Improve ADA access in the park  
Upgrade septic systems

*The total estimated cost for Phase I development is \$15,182,505.*

## **PHASE II**

Construct large, accessible picnic shelters \*(This carryover project is not recommenced)  
Construct an accessible fishing pier  
Construct catering-friendly shelter with comfort station  
Convert existing Discovery Center into wet lab/classroom  
Construct a New Campground (30 sites with Bathhouse)  
Construct YCC Bunkhouse at New Campground  
Upgrade septic systems  
Renovate Pool Bathhouses  
Renovate Cabins

*The total estimated cost for Phase II development is \$10,270,260.*

## **PHASE III**

Construct cabin area with ten cabins (1-6br, 3-3br, and 6-2br)  
Construct walk-in remote campsites  
Designate, design and construct a Swimming Beach  
Upgrade septic systems

*The total estimated cost for Phase III development is \$8,143,200.*

**The total cost to bring Westmoreland State Park to its desired future condition is \$33,595,965**

\* Constructing a large, accessible picnic shelter is not recommended in the floodplain. This is a carryover project from a previous plan.

## **STAFFING AND OPERATIONS**

Staffing and operational costs at Westmoreland State Park are presently budgeted at \$1,013,000 annually, including salaries for 8 staff positions. With the current facilities and operational requirements, the park has an identified need for 9 additional positions and \$436,000 in funding. At complete build-out of the proposed 3 phases of development, 2 additional staff and an additional \$301,000 in operating funds will be needed. In order for the park to operate effectively and efficiently at full build-out, the park must be provided the projected staffing and operating cost identified as “existing additional needs” and the costs for the 3 development phases. The total budget for Westmoreland at full build-out is projected to be \$1,750,000 with 19 staff positions. See Chart on next page.

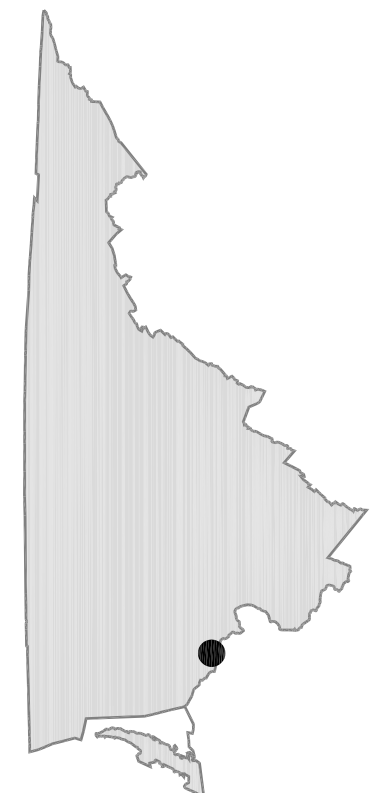
## WESTMORELAND STAFFING AND OPERATING COSTS

<b>EXISTING (FY 12)</b>	<b>EXISTING ADDITIONAL NEEDS *</b>	<b><u>PHASE 1</u></b>	<b><u>PHASE 2</u></b>	<b><u>PHASE 3</u></b>	<b>FULL BUILD OUT</b>
<b>STAFFING</b>					<b>STAFFING</b>
Park Manager					Park Manager
	Asst. Park Mgr				Asst. Park Mgr
Chief Ranger (2)					Chief Ranger (2)
	Educ. Specialist (2)				Educ. Specialist (2)
Park Ranger (3)	Park Ranger (3)		Park Ranger		Park Ranger (7)
	Housekeeper (2)			Housekeeper	Housekeeper (3)
Business Mgr					Business Mgr
Office Manager					Office Manager
	Program Support Tech.				Program Support Tech.
<b><u>SALARY TOTAL</u></b>					<b>SALARY TOTAL</b>
\$440,000	\$385,000		\$40,000	\$40,000	\$905,000
<b><u>WAGE TOTAL</u></b>					<b>WAGE TOTAL</b>
\$204,000	\$28,000	\$18,000	\$20,000	\$74,000	\$344,000
<b><u>OTPS TOTAL</u></b>					<b>OTPS TOTAL</b>
\$369,000	\$23,000	\$19,000	\$16,000	\$74,000	\$501,000
<b><u>TOTAL BUDGET (FY12 dollars)</u></b>					<b><u>TOTAL BUDGET (FY12 dollars)</u></b>
\$1,013,00	\$436,000	\$37,000	\$76,000	\$188,000	\$1,750,000

NOTE – All costs (salary, wage, OTPS (Other than Personnel Services)) are based on FY12 budget projections.

\* Existing additional needs represents staff shortages that were identified as part of the 2002 re-benchmarking effort, and/or staff positions and operating costs not fully funded due to prior state wide budget reductions.





## LEGEND

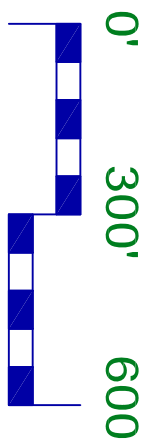
- PROPOSED FACILITIES
- EXISTING FACILITIES
- PARK BOUNDARY
- PARK PROPERTY
- RPA SETBACK

- ADDITIONAL PROPOSED ITEMS:
- EXPAND EXISTING PARK TRAILS AND EXISTING TRAIL CONNECTIONS OUTSIDE PARK BOUNDARIES.
  - ENHANCE ADA ACCESS THROUGHOUT THE PARK.
  - RE-SURFACE PARK ROADS AND PARKING AREAS.
  - PLACE PARK UTILITIES UNDERGROUND & INSTALL EMERGENCY BACKUP SYSTEMS.
  - UPGRADE PARK SEPTIC SYSTEM.

# MASTER PLAN FOR WESTMORELAND STATE PARK

COMMONWEALTH OF VIRGINIA  
DEPARTMENT OF  
CONSERVATION AND RECREATION  
DIVISION OF  
PLANNING AND RECREATION RESOURCES  
PREPARED BY DESIGN AND CONSTRUCTION

DECEMBER 2011



CONTOUR INTERVAL: 10 FEET

